

**ZONING BOARD
BOROUGH OF RUMSON
January 19, 2021
7:30 P.M.
VIRTUAL ONLINE PUBLIC MEETING**

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with meeting number **890 0295 3333** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open **[https://us02web.zoom.us/j/890 0295 3333](https://us02web.zoom.us/j/890%20295%203333)**

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 890 0295 3333**
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

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Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. Reorganization:

Swearing in and reappointment of current of Zoning Board Member
Election of Chairman
Election of Vice Chairman
Resolution to appoint the Zoning Board Attorney
Resolution to appoint the Zoning Board Engineer
Meeting Schedule 2021

2. The continued application of **Rafael & Daria Rivera**, 155 Ridge Road (Block 84, Lot 21, R-1 Zone) to use existing auxiliary driveway, located in the westerly front yard of the property, to store a recreational vehicle at the existing premises. Based on the Board's review and discussion relative to this application at the December 15, 2020 meeting the applicant submitted a revised Use Variance Plan In-Site Engineering, LLC, Jason L. Fichter, P.E. 1 sheet, dated 11/09/20, revised 01/13/21. Revised plans shows the proposed recreational vehicle parking area on the existing paved parking area on the east side of the house. In this location the RV is not in the front of the house and is somewhat screened from the view on Ridge Road by the main house and the substantial trees on the front of the lot.

3. The application of **Donna Fernandez**, 45 Washington Street (Block 3, Lot 4, R-5 Zone) to raze existing residence and shed to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 4,454 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 49.5 feet Existing and Interior Lot Shape 34 feet Required; 20.0 feet Existing. New construction will create non-conformities in the residence's Building Front Setback 35 feet Required; 20.0 feet Proposed, Porch Front Setback 30 feet Required; 15.0 feet Proposed, Minimum Side Setback Required one side 8 feet and total of 18 feet / Proposed one side 7.4 feet and total of 20.0 feet and Rear Setback 35 feet Required; 29.0 feet Proposed. Accessory Building Side and Rear Setback 5 feet Required; 3.0 feet Side and Rear Setback Proposed. In addition, new construction will create non-conformities in Maximum Building Coverage 1,037 sf. Permitted; 1,336 sf. Proposed and Maximum Floor Area 1,781 sf. Permitted; 2,200 sf. Proposed.

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4. The application of **Brad & Katie Weber**, 78 Bingham Avenue (Block 35, Lot 9, R-5 Zone) to construct a new porte-cochere, over the existing driveway, on the side of the residence with a second floor playroom at the existing premises. The residence is currently non-conforming in the Porch front Setback 30 feet Required; 27.1 feet Existing and Minimum Side Setback Required one side 7 feet and total of 19 feet; Existing one side 5.9 feet and total of 27.2 feet. New construction will increase side setback non-conformity Proposed one side 5.9 feet and total of 11.18 feet.

5. The application of **Kevin Chieff**, 13 Bay Street (Block 68, Lot 12, R-5 Zone) to construct a new one-story rear addition at the existing premises. The Property is currently non-conforming in Minimum Lot Width and Frontage 50 feet Required; 47.0 feet Existing and Interior Lot Shape 34 feet Required; 31.0 feet Existing. The residence is currently non-conforming in Building Front Setback 35 feet Required; 13.8 feet Existing and Minimum Side Setback Required one side 6 feet and total of 16 feet / Existing one side 5.5 feet and total of 19.0 feet. New construction will create non-conformity in Rear Setback 42 feet Required; 40.0 feet Proposed and Maximum Building Coverage 1,037 sf. Permitted; 1,619 sf. Proposed.

ADMINISTRATIVE:

Approval of December 15, 2020 Minutes

Approval of January 19, 2021 Resolutions:

Michael & Megan Farina, 24 Second Street (Block 25, Lot 13, R-5 Zone)

Russel & Teddi Smith, 16 North Ward Avenue (Block 77, Lot 5, R-5 Zone)

Katherine Thompson, 145 Blackpoint Road ((Block 71, Lot 5, R-4 Zone)

Rafael & Daria Rivera, 155 Ridge Road (Block 84, Lot 21, R-1 Zone)

State Shorthand Reporting Service